

## **Planning and Zoning Commission**

### **Staff Review Board Agenda**

**Meeting of July 29, 2015- 3:00 PM to 4:00 PM**

Board of Supervisors Meeting Room

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### **Study Session Agenda**

**Meeting of July 29, 2015 4:00 PM**

Board of Supervisors Meeting Room

County Administrative Center

219 East Cherry

Flagstaff, Arizona

**These cases are scheduled for public hearing on Wednesday, August 26, 2015. At the Study Session, Commissioners will address each case briefly.**

1. Case No. ZC-15-001 and CUP-15-015: A request for a Zone Change from General (G) Zone (10-acre minimum) to M1-10,000 (Light Industrial, with a 10,000 sq. ft. minimum lot size) Zone for an office and contractor's yard, also requiring Conditional Use Permit to allow for a contractor's yard in the M1-10,000 Zone. This property consists of 10 acres and is located on the south side W. Route 66 just west of Flagstaff Ranch Road and is identified as Assessor's Parcel Number 116-04-004V.  
Applicant: Mogollon Engineering, Flagstaff, AZ  
Property Owner: Ed Van Beek, Chino Valley, AZ  
Supervisory District 1 (Art Babbott)
2. Case No. CUP-15-024: A request for a Conditional Use Permit for a recreational vehicle park in the Planned Community (PC) Zone where CH-10,000 Zoning standards apply. The property is located in Bellemont and is identified as Assessor's Parcel Number 203-40-001.  
Applicant: Jim Watson, Chandler, AZ  
Owner: Bellemont Investment, LLC, Scottsdale, AZ  
Supervisory District 3 (Matt Ryan)
3. Case No. CUP-15-025: A request for a Conditional Use Permit for propane distribution and storage on 2 ½ acres in the M1-10,000 (Light Industrial) Zone. The property is located at 7140 Leupp Road, Flagstaff, AZ and is identified as Assessor's Parcel Number 203-41-004H.  
Applicant: Orion Energy, Flagstaff, Arizona  
Property Owner: Don and Sabra Daly  
Supervisory District: 2 (Elizabeth Archuleta)

4. Case No. CUP-06-052: A request for a one-year extension to obtain a building permit for a Conditional Use Permit for airplane hangars and pilot's lounge/community center. The property is located off Hwy. 64 in Valle and is identified as Assessor's Parcel No. 503-01-020Z.  
Applicant: Grand Canyon Valle Airport, Valle-Williams, Arizona  
Property Owner: Grand Canyon Valle Corporation, Valle-Williams, Arizona  
Supervisory District: 1 (Art Babbott)
5. Case No. ZC-15-005: A request for a Zone Change from CG-10,000 (Commercial General) Zone to AR (Agricultural Residential) Zone on 3.9 acres. The property is located at 1866 W. Pinto Drive, Ash Fork, AZ and is identified as Assessor's Parcel No. 206-30-044.  
Applicant: Blue Skies Land LLC  
Property Owner: Mark Tucker, Mesa, AZ  
Supervisory District: 1 (Art Babbott)
6. Case No. CUP-15-026: A request for renewal of UP-07-009 for a wireless communication tower located on 44 acres in the G (General) Zone at 3366 W. Route 66 Flagstaff, AZ and identified as Assessor Parcel No. 112-01-001D.  
Applicant: Blue Skies Land LLC  
Property Owner: Mark Tucker, Mesa, AZ  
Supervisory District: 1 (Art Babbott)
7. Case No. CUP-15-027: A request for renewal of CUP-10-017 for a seasonal game meat receiving facility located on 4 acres in the CH (Commercial Heavy) Zone. The property is located on the north side of Highway 260 east of Forest Lakes at the Rim Resort and is identified as Assessor Parcel No. 403-34-001J.  
Applicant: Southwestern Processing Inc.  
Property Owner: Mike Miller, Queen Creek, AZ  
Supervisory District: 4 (Mandy Metzger)

#### DISCUSSION ITEMS:

BOS Update

Community Development Department Update

Comprehensive Plan Update Report

Zoning Ordinance Revision Update

Commission & Staff Roundtable

## **Planning and Zoning Commission**

### **Agenda**

**Meeting July 29, 2015 – 5:30 PM**

Board of Supervisors' Meeting Room  
County Administrative Center  
219 East Cherry  
Flagstaff, Arizona

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this regular meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

#### **I. APPROVAL OF MINUTES**

Minutes of June 24, 2015

#### **II. PUBLIC HEARINGS**

1. Case No. CUP-15-023: A request for a Conditional Use Permit renewal (of CUP-10-022) for outdoor seating without modifications at a restaurant in the CG-10,000 Zone. The property consists of 1.11 acres in Forest Lakes and is identified as Assessor's Parcel Number 403-50-076. Applicant: Bugle's Grazing and Guzzling, Forest Lakes, AZ  
Property Owner: Landmark B & R, LLC  
Supervisory District 4, (Mandy Metzger)
2. Consideration and recommendation to the Coconino County Board of Supervisors for updates to the Coconino County Comprehensive Plan

#### **III. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA**

#### **V. DISCUSSION**

1. Set next study session for **WEDNESDAY, August 26, 2015** at a time to be determined by the Director of Community Development.
2. Set next regular meeting and location for **August 26, 2015** at 5:30 pm.

